

423

National Register of Historic Places, Registration Form

The Groveland Hotel

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OHF

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

1. NAME of PROPERTY

HISTORIC NAME: The Groveland Hotel
OTHER NAME/SITE NUMBER: The Garrote Hotel/Groveland Inn & Cafe

2. LOCATION

STREET & NUMBER: 18767 Main Street (California State Highway 120) NOT FOR PUBLICATION: N/A
CITY/TOWN: Groveland VICINITY: N/A
STATE: California COUNTY: Tuolumne CODE: 109 ZIP CODE: 95321

3. CLASSIFICATION

OWNERSHIP of PROPERTY: Private CATEGORY of PROPERTY: Buildings

NUMBER of RESOURCES WITHIN PROPERTY:
CONTRIBUTING: NONCONTRIBUTING:

BUILDINGS: 2
SITES:
STRUCTURES:
OBJECTS:
TOTAL: 2 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

4. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

>In my opinion, the property x meets does not meet the National Register Criteria.

See continuation sheet.

Charles Z. Stoll
SIGNATURE of CERTIFYING OFFICIAL

3/28/94
DATE

California Office of Historic Preservation

STATE or FEDERAL AGENCY and BUREAU

>In my opinion, the property meets does not meet the National Register Criteria.

See continuation sheet.

SIGNATURE of COMMENTING or OTHER OFFICIAL

DATE

STATE or FEDERAL AGENCY and BUREAU

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5. NATIONAL PARK SERVICE CERTIFICATION

I, hereby certify that this property is:
Entered in the National Register

See continuation sheet.

determined eligible for the National Register

See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain):

Edson H. Beall

5/6/94

Entered in the National Register

Signature of Keeper

Date of Action

6. FUNCTION or USE HISTORIC FUNCTIONS (CATEGORY/subcategory)

CURRENT FUNCTIONS (CATEGORY/subcategory)

DOMESTIC/hotel
COMMERCE/TRADE/restaurant
DOMESTIC/single dwelling
COMMERCE/TRADE/department store

DOMESTIC/hotel
COMMERCE/TRADE/restaurant

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION:

Hotel: MID-19th CENTURY/other: adobe commercial
Hotel Annex: EARLY 20th CENTURY REVIVAL/NeoClassical

MATERIALS:

Foundation: slate. Annex: Concrete
Walls: Adobe. Annex: Wood
Roof: asphalt. Annex: Metal
Other: Wooden balcony (both buildings)

OTHER DESCRIPTION:

Describe present and historic physical appearance. X See continuation sheet.

8. STATEMENT of SIGNIFICANCE

Certifying official has considered the significance of this property in relation to other properties:

NATIONALLY X STATEWIDE LOCALLY

APPLICABLE NATIONAL REGISTER CRITERIA: C & A

CRITERIA CONSIDERATIONS (exceptions):

AREAS of SIGNIFICANCE: Architecture
Exploration/Settlement

Commerce

PERIOD(S) of SIGNIFICANCE: 1851 to 1935

SIGNIFICANT DATES: 1850-51, 1915

SIGNIFICANT PERSON(S):

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Hotel: unknown.
Hotel Annex: Withered, Woodward architect/Scudamore, Robert builder.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. X See continuation sheet.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES X See continuation sheet.

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded in Big Oak Flat - Groveland Historic Sites Survey, 1988.

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: Southern Tuolumne County Historical Society, Big Oak Flat, CA. 95305

10. GEOGRAPHICAL DATA

ACREAGE of PROPERTY: 0.27

UTM REFERENCES: Zone			Eastng	Northng	Zone	Eastng	Northng
A	10		743900	4191410	B		
C					D		

See continuation sheet.

Verbal Boundary Description: X See continuation sheet.

All of Tuolumne County Tax Assessor's Parcel Numbers: 7-080-01 and 7-080-02.

Boundary Justification: See continuation sheet.

This includes all property associated with subject buildings under ownership of applicant.

11. FORM PREPARED BY

NAME/TITLE: Mark V. Thornton, Groveland Historian

ORGANIZATION: Mark V. Thornton, Historian-Consultant

STREET & NUMBER: P.O. Box 192

CITY or TOWN: Groveland STATE: California ZIP: 95321

TELEPHONE: (209) 962-7395

DATE: 10-11-1993

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The Groveland Hotel

Continuation Sheet: Section Number 7

The Groveland Hotel and Hotel Annex are located on the south (Main Street) and east of Back Street. The highway is a slightly widened and original Big Oak Flat to Yosemite wagon road. The hotel buildings consist of an adobe structure erected circa 1915 and a wood frame structure built in 1915. Both buildings retain a high degree of architectural integrity. Recently completed, extensive restoration has, for the most part, stayed true to original design guidelines.

The adobe structure, known as the Groveland Hotel, is a large, two story building measuring approximately 44 feet wide by 44 feet deep. The building has stuccoed adobe walls and a flat roof. A parapet rings the top of the building and originally had vertical wood planks. Horizontal "v" groove siding covers the area now. Rolled roofing material lies within the parapet. A two story balcony, with shed roof covering, surrounds the Groveland Hotel on the south, west and north elevations. Simulated wood, masonite shingles cover the balcony's roof. The balcony eaves are enclosed with plain soffit and fascia, with metal gutters extending across all eave faces. Gutters have been painted to blend in with the wood trim. Balcony flooring is wood plank, supporting posts are square and non-chamfered. Square pickets with beveled top and bottom rails extend around the balcony. A picket rail also runs across the north side of the first floor. This railing was originally discontinuous, breaking where steps led down to the adjacent highway. Prior to 1959 the first floor railing was of the same design as the neighboring Annex building's railing, having been installed in the 1940s or '50s. An external wood stairway (with landing and picket railing) leads down from the south (rear) elevation of the adobe building to a courtyard area.

Concrete walks, most of which date from 1959, surround the Groveland Hotel at ground level. The walk across the north elevation, though, is believed to have been poured in 1915, replacing the original board walk. Concrete steps which led down from this area to the roadway were removed several years ago as a safety measure. A metal panel in this front walk covers a stoned lined access to the basement area. The Groveland Hotel basement has a stone wall perimeter (the foundation for the adobe walls) with three massive timbers located down the center of the room to provided structural support for the building above. An external entry to this basement was also located along the west elevation. It has been walled off. Small vents along this side are still functional, vents on the other sides have been sealed. An internal stairway provides access from the first floor to the basement. A brick chimney (vintage unknown) is located on the south side of the building but all traces of the wood stove and interior piping have been removed. A 2 foot 4 inch high brick wall, similar in materials to the chimney, wraps around the southwest corner of the lower story, extending about 4 feet across each elevation.

Located symmetrically across the north (front) wall of the adobe building's first floor are three windows separated by two entries. The 1/1 fixed windows are about 4 feet by 7 feet 6 inches (high). The upper pane is about 1/3 the height of the lower pane. The doorways, including a glazed transom area, measure 5 feet 5 inches by 8 feet 4 inches. The 1/1 double doors upper glass pane is much larger than the lower wood panel. Double doors are also centered on the second floor's north and west walls. Each of these doors feature eight square panes over two wood panels. The doors are flanked by one 8/12 double hung window, except on the east side of the north facing doors. Here, the original window has been removed (circa 1970) and the opening enlarged to accommodate a single half glazed door. The upstairs, south elevation features (from west to east) a single door (1 pane/1 panel), a single 8/12 double hung window, and a six pane, fixed window. The downstairs, west elevation has a single door, with a large glass panel and glazed transom, off-set to the south end of the wall. Immediately on the north side of this doorway is a 7 foot 3 inch high opening extending from floor level that is filled with a single, fixed pane. An identical glazed opening is cut toward the north end of this wall. The origin and purpose of these two openings is unknown. The south elevation has two doorways, with a single door (1 pane/1 panel) towards the east and a double door, similar to the front entry, off-set to the west end of the wall. The east elevation has two 8/12 double hung windows on the second floor and two 1/1 fixed windows on the first floor. A third window opening near the south end of the east wall (both upstairs and down) originally featured a six pane, fixed window. The downstairs window, though, has been removed to accommodate a ducting system that ventilates the kitchen. A small, wood frame ventilation shaft encloses this ducting system, extending to roof line. Cladding on this shaft matches the wall covering of the Hotel Annex. For the most part, window and door casements appear to date from 1915.

The other Groveland Hotel building, known as the Groveland Hotel Annex, is a large, two story structure measuring approximately 34.5 feet wide by 60.5 feet deep. The Groveland Hotel Annex has a concrete perimeter foundation with internal pier and post supports. Wood frame walls are clad with rustic "v" groove siding. In 1924, the Europa Hotel (which was located on the north side of Main Street) burned to the ground. That fire set the northeast corner of the Annex building's wood shingle roof a blaze. Corrugated metal was

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probably installed on the roof upon completion of the Annex building's repairs. Both corrugated metal roofing and siding, and "v" groove board siding have been quite popular in the Groveland area since the 1920s. The Annex building's eaves feature plain fascia with tongue and groove soffit inlaid between the partially exposed rafter ends. Metal gutters extend across all eave faces but have been painted to blend in with the wood trim. The original brick chimney, located near the center of the roof, was removed about seven years ago.

Incorporated under the hip roof, across the north (front) elevation, is a two story, balcony. Flooring and ceiling areas have been finished off with tongue and groove boarding. The cornice above the front balcony is decorated with dentils. Chamfered, square balcony posts are spanned by three foot high, solid rails (on both floors) which have "v" groove siding (inside and out). The balcony and rails extend westward some ten feet from the Annex to tie in with the balcony and picket railing of the neighboring adobe building. A dropped, flat roof covers this "bridge" between the buildings. Originally there was only a connecting (uncovered) porch, the balcony extension was first added about twenty years ago. Centered on the rear of the Annex is a single door (1 pane/1 panel) flanked by one 1/1 double hung window (both floors). The original rear stairway to the second floor has been removed and a large, split level sun deck added. Because the Annex building is longer than the adobe building, the rear deck wraps around the southwest corner of the Annex before extending across to join the adobe building's rear balcony. A dropped, flat roof covers this "bridge." Railing for the rear deck is of the same design as the Annex building's front rails. Wood stairs lead down from the sun deck to the court yard.

The Groveland Hotel Annex features paired, double hung 1/1 windows across both floors of the east and west walls. A centered, glazed door on each floor of the north elevation is flanked by matching bays containing four 1/1 double hung windows. A bay of the same design is centered on the upper and lower floor of the east elevation. The Groveland Hotel land parcel slopes downward from southwest to northeast. As such, the southwest corner of the first floor of the Annex is at ground level while the northeast corner is about eight feet above ground level. This provides for a small storage area to underlay the front third of the Groveland Hotel Annex. A concrete lined tunnel extends from this lower storage area into the basement of the Groveland Hotel (adobe building). There is no internal stairway from the basement to the first floor of the Annex. An outside door is located on the east wall. The area underneath the front balcony of the Annex has also been enclosed to provide further storage space. A door to this area is located at the east end of the porch.

As touched on earlier, a courtyard extends across the south end of the Groveland Hotel. This area has been renovated several times in the past twenty years. The courtyard features terraced concrete patios with aggregate finish. These patio areas are lined with railroad tie retaining walls, small planter areas and delicate shade trees. This landscape theme is carried out along the west side of the Groveland Hotel (adobe building) upon the site of the old Groveland Hotel Bar. Asphalt parking areas bounding the courtyard on the south are screened off from the hotel by a row of small trees. Historical information on the appearance of this area is sketchy but it appears that the land originally sloped gradually uphill (to the south) and was covered with native grasses. A small orchard and tool shed apparently were located on the east side of the Groveland Hotel prior to the erection of the Annex building. To the east of this was the Savory Hotel Garden of the nineteenth century. The small drainage running through here was known as "Spring Gulch." Chinese Locust "trees of heaven" once graced both sides of Groveland's Main Street. Most of these trees have been removed, including the ones which bordered the front of the Groveland Hotel and Hotel Annex. During the 1970s low shrubs were planted in the narrow space between the buildings and the highway but were later removed (along with the concrete steps leading up to the adobe building) to comply with Caltrans requirements. This area is now covered in asphalt.

Although the Groveland Hotel and Hotel Annex buildings have undergone several renovations and various modifications through their lifetimes, these buildings still retain a high degree of historic architectural integrity. Photographs of the Groveland Hotel from the 1870s down to the present show a building that has remained remarkable true to its original design lines. Photographs of both the Groveland Hotel and Hotel Annex dating from 1917 onward, reveal that the recently completed restoration upon these structures has brought them back to the splendor they enjoyed during Groveland's prosperous years of 1914 to 1929. Today, these buildings convey a very real sense of place and time, harking back, as they do, to the early twentieth century. Whether tourist, resident miner, or transient laborer the Groveland Hotel and Groveland Hotel Annex have served the local community as one of the best places to seek rest and repair. The significant financial investment, hard work, and dedication of the present owners insures that these facilities will continue to serve the Groveland area for many years to come.

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Applicable Significance Criteria

The Groveland Hotel (adobe building) is significant under Criteria C as representing one of the finest examples of Gold Rush adobe commercial architecture to be seen today. The town of Groveland is the only town in the Mother Lode to boast of a collection of four adobe buildings which date from the early 1850s. The Groveland Hotel is the largest adobe building in Groveland and is one of the oldest buildings in Tuolumne County. It has a high degree of integrity having undergone few alterations during its lifetime. It displays splendid craftsmanship, with solidly constructed native slate stone walls in the basement and carefully fitted adobe bricks for the walls above. The building derives significance under Criteria A, being one of the first permanent structures in Garrote (Groveland). The property was first used as a trading post, then a dwelling house until 1865. From 1868 until 1969, the property was dedicated exclusively to either the hostelry trade or serving as a boarding house.

The Groveland Hotel Annex (wood frame building) is significant under Criteria C as representing one of the finest examples of NeoClassical architecture to be found in Tuolumne County today. The Annex building and the neighboring Charlotte Hotel are the largest wood frame structures to have survived from the Hetch Hetchy era. Three other hotels, four large Hetch Hetchy project buildings, as well as a number of smaller commercial structures and dwelling houses which were erected during the Hetch Hetchy era are now gone. In addition to the Groveland Hotel Annex and the Charlotte Hotel, only a couple of small NeoClassical commercial buildings have survived from this era. Groveland also boasts of about a dozen NeoClassical homes constructed between 1895 and 1930. Besides being a rare example of NeoClassical architecture, the Groveland Hotel Annex provides a striking example of the prosperity of the Hetch Hetchy days. The building has a high degree of integrity, having undergone relatively few modifications during its lifetime. It displays a pride in workmanship with its substantial infrastructure and superb finishing components of rustic "V" groove siding, two story balcony with solid rails, bay windows across the north and east facades, and dentils across the front eave. The building also derives significance under Criteria A, in its association with the Groveland Hotel as an important place for the hostelry trade and boarding house business. It could also be suggested that both the Groveland Hotel and Hotel Annex are significant under the category of "conservation" in that they reflect the influence and value that tourism to Yosemite Park has had on the little town of Groveland.

Brief Contextual Background

In 1848 Benjamin Wood led the first known group of gold seekers into what is now Tuolumne County. One of the members of the "Wood's Party" was an American by the name of James D. Savage. Savage was widowed in 1846 as the result of the rigors of an overland journey from the East. Shortly after his arrival to California, Savage began marrying into various Indian tribes. His "wives" afforded him favorable position with tribal leaders. In the Spring of 1849 Savage, his wives, and several other Americans left Woods Creek and ventured into the rugged mountains southeast of the Tuolumne River. About 2,000 feet higher in elevation than the river, Savage's party discovered placers along a small stream flowing through a broad, flat valley. A second encampment was soon established in a smaller valley some three miles to the east. Collectively, the mining camps were known as "Savage's Diggings." Although Savage was known for his ability to negotiate peaceful relations with local Indian tribes, his own small band of Indians apparently proved too much a cause for tension with the incoming tide of miners. As a result, Savage left the area. By the Spring of 1850 the western camp had become commonly known as "Big Oak Flat," in tribute to a particularly large specimen that stood near the west end of town. Meanwhile, many Mexicans had taken up prospecting in and around Savage's eastern camp. The cause for renaming this camp is unclear but a Mexican apparently killed a fellow countryman, possibly in an attempt to steal gold or a horse (or both). The felon was quickly apprehended, tried, convicted and, as tradition has it, hung on an old oak tree in camp. The camp became known as "Garrote." Members of a smaller camp located at San Ignacio Flat, some three miles to the east, attended the proceedings and, thus, the two camps became known as "First Garrote" (or simply, "Garrote") and "Second Garrote." They were also called "Garrote No. 1" and "Garrote No. 2."

Tuolumne County was created in 1850, the same year California achieved statehood. By 1852 post offices had been established in Big Oak Flat and First Garrote. A thriving population of several hundred to a few thousand miners and other residents led to the erection of numerous buildings of wood, stone, and adobe construction. Big Oak Flat incorporated as a city in 1860 but a devastating fire in 1863 laid waste most of the town. With the Gold Rush era of prosperity already waning, Big Oak Flat disincorporated in 1864. Most of the buildings lost in the fire were never rebuilt. First Garrote was spared the ravaging effects of fire, so common to other mining camps. Consequently, even though the town was smaller than Big Oak Flat, more of its Gold

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Rush era buildings have survived to the present day. In 1875 a more staid populace, desirous of portraying a better image to the traveling public, succeeded in having First Garrote renamed Groveland.

In addition to the Gold Rush, Big Oak Flat and Groveland experienced two other periods of significant economic growth. First was the hard rock mining boom, from about 1895 to World War 1, during which time several stamp mills and numerous other buildings were erected to accommodate the thriving business of mining. On the heels of this period came the Hetch Hetchy era (1914 to 1929), a reference to the construction days of the Hetch Hetchy Water and Power System, a project undertaken by the City and County of San Francisco. The U.S. Congress approved the damming of Hetch Hetchy Valley (located within Yosemite National Park) in 1913. Because of its strategic location, San Francisco chose Groveland as its "Mountain Division Headquarters." A railroad was built to transport the materials, equipment and laborers to damsite, and to the work camps along the aqueduct system. The line started at a point on the Sierra Railroad in western Tuolumne County and extended twenty-seven miles eastward to Groveland. Damsite was another forty-one miles east of town. Groveland became the site for the railroad shops and warehouse. This immense new labor force elicited a need for renovation and new construction. Today, many of Groveland's buildings date from this era. A fourth period of pronounced economic growth began in the late 1960s and continues to the present. Despite development pressures, much of the business district still carries the ambiance of an early twentieth century, western mountain town with the subject property serving as a significant contributor to that historic built environment.

Historical Background of Subject Property

In 1866 George Reed, in conveying title to Matthew Foot, had recorded that the Groveland Hotel property included "...two adjoining lots fenced in, containing seven acres more or less and on which is situated a large adobe house and a separate shed, and fruit trees. Said premises are at the location and trading post of Joshua D. Crippen & Co. in 1850 and the location was purchased from them and occupied by the said George Reed in 1851 and continuously until this date... and is situated east and adjoining with the street between the lots on which are located the Stone house and barn of James Tannahill..." (Tannahill's "Stone house" still stands today.) Joshua Crippen's possessory claim is unrecorded. Tuolumne County's Tax Roll archives begin with 1852 but, curiously, George Reed doesn't appear until the 1853 listing (Crippen's name isn't listed either). Based on the language of the Reed to Foot transaction, the Groveland Hotel (adobe building) was probably built for Crippen in 1850. Some sources credit Reed with the erection of this building, however Reed was a successful sawmill operator and probably would have opted for an all wood structure rather than build something made nearly entirely of stone and adobe. Reed's use of the building is unknown other than being listed in the Tax Rolls as a "dwelling house." Furthermore, a wood frame building erected circa 1852 (known as the Washington Hotel) has traditionally been cited as Groveland's first hotel.

The oldest existing photograph of the Groveland Hotel's adobe building dates from the 1880s. The photograph appears to show a structure that had undergone little, if any, change since its original construction in 1850. This photograph, coupled with the way the building looks today, evidences a striking similarity between the adobe building and the Larkin House located in Monterey. Although no information has been uncovered to substantiate that the Groveland Hotel's adobe building architecture was inspired by the Monterey Colonial style a case can be made that Joshua Crippen was so influenced when he established his trading post in old Garrote. Such a connection, if validated, would make Crippen's trading post a rare (maybe only) example of a Monterey Colonial building to be found in the Sierra Nevada Mountains today.

Matthew Foot is the first owner of the subject property known to have operated a hostelry business at this location. Matthew Foot came to Garrote during the Gold Rush as a prospector. With his acquisition of the Reed property, the adobe building became known as the "Garrote Hotel." The business followed suit with the town, being renamed the Groveland Hotel in 1875. In 1877, Groveland was surveyed, the official townsite covering some 234 acres. Matthew Foot's parcel was Lot 5 of Block 4 encompassing about seven acres upon the north end of which stood the Groveland Hotel. In 1882 H. O. Lang wrote, in his history of Tuolumne County, that Matthew Foot had been engaged in the "hotel-keeping" business for quite sometime, said enterprise "...being carried on in a way highly acceptable to the traveling public." Lang's comments suggests that tourism (to Yosemite Park) had become an important component of the Groveland Hotel's business trade.

The next owner of the Groveland Hotel was the son of Thomas C. Reid, a successful gold miner who came to California in 1849. Thomas R. Reid (the son) was born in Garrote in 1856. Thomas R. acquired the Savory Hotel (formerly known as the Washington Hotel) in 1882. It was located across the street and slightly

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west of the Groveland Hotel. Also included in the acquisition was the Savory Hotel Garden, a parcel designated as Lot 6 of Block 4 on the Groveland Townsite Map of 1877. The garden lot was just east of the Groveland Hotel. The following year Thomas R. purchased the Groveland Hotel, with James Tannahill holding a Deed of Trust. The oldest photograph of the Groveland Hotel dates from this era and shows a two story building with wrap-around veranda very similar to the way the building looks today. The Groveland Hotel's only competition, the Savory Hotel, was torn down in 1886-87. Reid then sold his properties (including the Groveland Hotel) to Dedrick Meyer, the Estate of John Meyer, and Mrs. Mary A. Tannahill in 1887. Tannahill, whose husband, James, had passed away in 1884, sold her interest to the Meyers 1890.

The Meyer brothers, John Dedrick (Dick) and John Heinrich (Henry), came to Groveland from Germany during the Gold Rush. They both built up large, successful cattle ranches situated some four miles northeast of Groveland. In 1900, property values took a sharp increase reflecting the impact of the hard rock mining boom. The Meyer's Groveland holdings, however, increased substantially more than most of the other townsite properties. Their improvement assessment for Lot 5 of Block 4 rose from \$600 in 1899 to \$2,000 in 1900. A single story, wood frame building approximately 28 feet wide by 44 feet deep (with 16 foot by 20 foot rear extension) had been added along the west side of the Groveland Hotel. This building served as a bar. Two small outbuildings were also erected to the south of the adobe building. The Groveland Hotel was probably renovated, as well. An ad in a July 1903 *Tuolumne Prospector* (a Groveland Newspaper of that era) reads that the "Groveland Hotel and Bar" have been "newly furnished throughout everything strictly first-class." C. W. Sheridan was "proprietor" for the business, said to be "Headquarters for Mining Men."

The mining connection was a continuation of previous owners marketing strategy. Both Foot and Reid held ownership in various local mines and both men would have been sensitive to the needs of their peers. Foot had even erected a wood frame building across the street from the Hotel during his ownership, which had served as a miner's meeting hall. In fact, it's probable that the Meyers' increased assessments in 1900 reflected the replacement of Foot's old hall building with a new structure that functioned as both a miner's hall and also as a dance hall. By 1900 Groveland's economy was being driven by the mining industry and the miner's affairs seemed to have been centered at the east end of town where the Groveland Hotel and Bar, the neighboring dance hall, and Tannahill's old stone building which now served as "Jake's Saloon" stood. While at least two other hotels existed in town, the Groveland Hotel was still the largest and most impressive hostelry and was strategically located at the hub of Groveland's business affairs.

In 1915 Timothy H. Carlon purchased the Meyer properties. The Meyers, however, are believed to have remained as business managers through much of Carlon's ownership. Although illiterate, Carlon had become a very successful cattle rancher with extensive land holdings both inside and outside of Tuolumne County. He's been described as one of Tuolumne County's first "millionaire cattlemen." In the spring of 1915, Carlon retained the architect, Woodward Withered, from San Francisco to oversee the completion of the Annex building and the renovation of the adobe building. The *Tuolumne Independent* (a local county newspaper) also reported that local contractor, Robert Scudamore of Sonora had been hired to perform the construction and remodeling. A painting contract was awarded to C. G. Sodergren of Sonora. Carlon also reportedly had ordered new furnishings. The Hotel Annex building doubled Carlon's improvement assessments for Lot 5 of Block 4 (from \$2,000 to \$4,000). Soon after the completion of the Hotel Annex, the first floor of the adobe building was converted to a restaurant. The huge influx of Hetch Hetchy workers caused a critical housing shortage and, as a temporary measure, Carlon had a row of 12 tents with wood platforms erected along the east side of the Hotel Annex. These "improvements" were removed in 1924.

Groveland's hard rock mining era economy never achieved the level of success that the Hetch Hetchy construction period did. By 1915, mining had lapsed into an irreversible decline but the commencement of the Hetch Hetchy project insured prosperity for Groveland until the 1930s. Carlon's Hotel Annex building signaled the beginning of a new construction boom. His NeoClassical styled Hotel Annex may have set a trend. When the Hetch Hetchy office building, hospital and clubhouse were erected San Francisco adhered to this architectural theme. Several other NeoClassical structures also appeared, including three hotels and several single story commercial buildings. Of these structures, the Groveland Hotel Annex and the Charlotte Hotel are the most impressive survivors (San Francisco had their facilities removed by the end of the 1930s).

During the prosperous years of the teens and twenties, the Groveland Hotel became well known for its parties and dances. In fact, a rivalry of sorts existed between the Groveland Hotel, Priest Hotel, the Cliff House and several other resorts as to who could put on the best celebration. The gala Saturday night dances reflected both the wealth that the Hetch Hetchy project had brought to the area as well as the increase in

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recreational traffic along the Big Oak Flat Road to Yosemite. Perhaps another ingredient to their success was prohibition, as many of these festivities included the serving of "special" drinks, something hard to come by in the larger towns and cities. Of all these resorts, only the Groveland Hotel has survived to today.

In 1934, Carlon entered into a three year lease with T. H. Lightner and P. B. R. Lightner for the "Groveland Hotel and Annex" and "Groveland Hotel Soft Drink Parlor." The following year Carlon sold the mineral rights to the land beneath the Hotel and Parlor. Over the years both the Meyers and Carlon had been selling off pieces of Lot 5. In 1935, when Carlon sold the Groveland Hotel, Annex, and Parlor, the sale included only the northern portions of Lots 5 and 6 of Block 4. The parcel commenced at a point on the south side of Main Street extending northeast 56 feet, thence another 58 feet 4 inches northeasterly, thence southeast 64.1 feet, thence southeasterly another 39.9 feet, thence southwest 101.8 feet, and finally northwest 98 feet to the point of beginning. The parcel which was surveyed by C. W. Terry on October 3, 1935 included the Hotel "and all other buildings situated thereon" but it excluded most of the seven acres that Foot had claimed when Lot 5 was surveyed back in 1877. Terry's map was not recorded and hasn't been located. Because the Annex building encroached upon Lot 6, Carlon had decided to split this lot and only include that portion which was so encumbered.

Inn keeping was fairly prosperous during the Gold Rush era of the 1850s and '60s. During the 1870s and '80s tourism (primarily Yosemite bound travelers) began having an impact on Groveland's economy. A robust economy continued from the mid-1890s until the departure of the Hetch Hetchy construction crews in the late 1920s. The Great Depression reduced Groveland virtually to a ghost town. It wasn't until well after World War Two that Groveland's economy began to rebound. The succession of owners who operated the Groveland Hotel after the Carlon era struggled and sometimes failed in keeping the business going. It was during these years that the Groveland Hotel was also known as the Groveland Inn. In 1940, the mineral rights were reunited with the "surface rights" of the hotel property. During this decade the Groveland Hotel Bar also served as a Greyhound Bus Stop. Even though tourism was on the rise, the Groveland Hotel closed its doors in the late 1950s. Fortunately, though, the Groveland Hotel, Restaurant, and Bar were reopened in 1960. The enterprises lasted until 1969 at which time the property was sold through foreclosure to Western Lakes Properties, Inc. The real estate development corporation was a subsidiary of Boise Cascade of Idaho (the lumber giant). The corporation was in the midst of promoting the newly completed Pine Mountain Lake subdivision (about a mile northeast of Groveland). Boise Cascade remodeled and converted the Groveland Hotel and Hotel Annex into an office building complex for real estate agents and related professionals. The lumber company also had the old bar room (built by the Meyers) demolished and the area here and immediately behind the hotel buildings was terraced and landscaped.

In 1973 Ray and Beulah Douglas, and Bert and Josephine Pike acquired the Groveland Hotel. They leased the facilities to the Stanislaus National Forest (USDA). The Groveland District Ranger Station officers and staff relocated from facilities near Buck Meadows to Groveland in 1973. During the government's stay few changes were made to the buildings. The Forest Service moved back to the Buck Meadows area in 1986. The Groveland Hotel was sold shortly thereafter. At this point the property entered into its darkest period when the new owners stripped both buildings of their interiors and then ran into financial disaster, ending in both foreclosure and bankruptcy. The Groveland Hotel and Annex buildings, left as empty shells, came perilously close to being condemned.

Since acquisition of the property, the current owners, Grover and Peggy Mosley, have undertaken a massive restoration program. The expenditure of nearly a million dollars has brought The Groveland Hotel and Hotel Annex back to the splendor of the Hetch Hetchy days. The contractors, Tony Smith Construction of Groveland, have carefully restored the exteriors. All modifications, required to address current health and safety standards or improve efficiency, have been carried out in harmony with the thematic context of the architecture. Interiors, though greatly upscale, have been crafted and furnished with early twentieth century fashions. Today, the Groveland Hotel has an office, pantry, liquor cellar and storage in the basement; office, bar and restaurant on the first floor; and four hotel rooms, conference and sitting rooms on the second floor. The Hotel Annex contains an office, storage and laundry in the basement; four hotel rooms and two suites on the first floor; and six rooms and one suite on the second floor. Despite the vast amount of work performed, the Groveland Hotel and Hotel Annex are readily recognizable as the same structures which graced the east end of Groveland's business district during the Hetch Hetchy era. Collectively, they represent the apex of prosperity of Groveland's Hetch Hetchy construction days. The Groveland Hotel (adobe), as mentioned earlier, shows a remarkable similarity to the Larkin House in Monterey and provides an excellent insight into the craftsmanship as well as success of Groveland's (Garrope's) Gold Rush era.

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Continuation Sheet: Section Number 9

The Groveland Hotel

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The Union Democrat: Selected issues of *The Union Democrat* (Sonora newspaper).

Interviews: Tom James, Mary Laveroni, Peggy Mosley, Harold and Barbara Thornton, and Doug West.

Additional assistance from Carlo M. De Ferrari, Tuolumne County Historian.

The following photographs are included in this report:

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| 1: Groveland Hotel Annex, south elevation. | 2: Groveland Hotel Annex, east elevation. |
| 3: Groveland Hotel Annex, north (front) elevation. | 4: Groveland Hotel, north (front) elevation. |
| 5: Groveland Hotel, west elevation. | 6: Groveland Hotel, south elevation. |
| 7: Groveland Hotel and Annex, north elevations. | |

Photographs taken by Mark V. Thornton. Negatives on file with same, Groveland, California.

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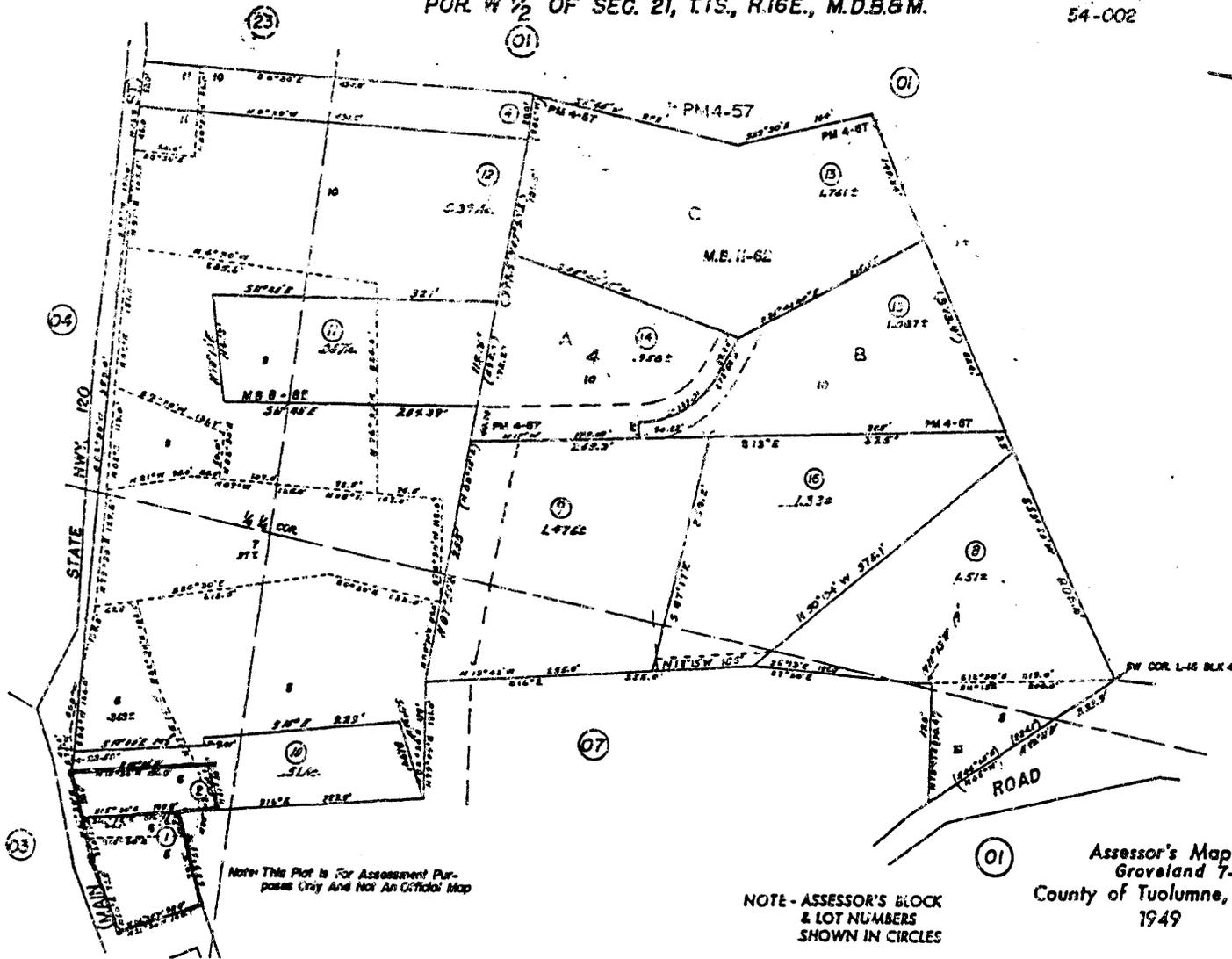
The Groveland Hotel

Tax Assessor's Plat Map, March 1982 (Book 7 Page 8)

Tax Area Code
54-002

7-08

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↑ Highlighted boundaries delineates APN 7-080-01 and APN 7-080-02.

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The Groveland Hotel

Record of Survey, September 1968 (Volume 116 Page 249)

Highlighted boundaries delineates approximate location of Groveland Hotel and Hotel Annex buildings.

